

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	8th and T Streets NW	Agenda
Landmark/District:	U Street Historic District	X Consent Calendar
Meeting Date:	July 23, 2015	X Concept Review
H.P.A. Number:	15-362	Alteration
Staff Reviewer:	Anne Brockett	X New Construction

On behalf of Manna Inc., architect Jamie Solomon seeks concept review for subdividing lot 60 on Square 394 into three lots and constructing two market rate and four affordable flats on this corner property. The vacant site is flanked to the west by the rear of the International Order of Odd Fellows building across the alley and by a row of 2-story bay-front rowhouses to the south. Directly across 8th Street is the Grover Cleveland School; the north side of T Street is occupied by rowhouses.

Project Description

The new construction is designed to resemble individual rowhouses with each flat having its own entrance, the two larger units facing 8th Street and the smaller units facing T. Consistent with their corner location and wider edifices, the units on 8th Street are also slightly taller and will include roof decks. All units feature brick construction with simple punched openings and one-over-one sash windows. Each features a painted cornice and molding above decorative brickwork.

A brick wall will run along the 8th Street side of the property to screen the rear parking area, which would be accessed via the alley to the east. The paved area that currently reads as an alley between the site and the 8th Street rowhouses, but is actually part of the subject property and has no curb cut onto 8th, will be incorporated into a landscaped front yard. The rears of the T Street units will step down to only two stories in height with roof decks concealed behind parapet walls. The rear elevations and the visible side wall of the westernmost unit, abutting the alley, will feature horizontal siding, while the exposed side of the southernmost unit on 8th Street will be brick with punched windows.

Evaluation and Recommendation

In its site organization, height, massing, materials use and overall character, the proposal is compatible with the character of the historic district and as a significant improvement in the heart of a mixed use neighborhood, returning a paved parking lot to residential use. The proposal has been revised to respond to suggestions by the HPO, with the facades reworked to allow each unit to read as an independent rowhouse, elongating the windows, adding compatible window lintels and sills, and adjusting the height.

As the project moves toward permitting, the following elements should be further developed and coordinated with the HPO to ensure compatibility of the proposal:

- The final design for cornices and brick patterns;
- The selection of compatible materials for all sides;
- The details of the roof decks for the 8th Street units to ensure their limited visibility from street views;
- Adjustment of the distance between cornice and upper windows, particularly for the 8th Street units;
- Modification of the long areaway on T Street into two individual window wells;
- Clarification of the heights of the buildings above grade;

- The appropriate and compatible treatment of public space, including a reduction in walls and fences.

With the recommendations cited above, the HPO recommends that the Board find the proposal compatible with the historic district and consistent with the purposes of the preservation act and that final approval be delegated to the staff.